

NOTICE OF INITIAL STUDY

NOTICE IS HEREBY GIVEN that the Environmental Review Coordinator of the City of Chula Vista is conducting an Initial Study to determine if the project identified and described below will have a significant impact on the environment. If the project may have a significant effect on the environment, an Environmental Impact Report will be prepared to evaluate the environmental consequences of the project. If the project will not have a significant environmental impact or if mitigation measures have been included in the project, which will avoid any significant impacts, a Negative Declaration or Mitigated Negative Declaration will be prepared.

This determination does not constitute approval or rejection of the project.

This Initial Study application, project description and other material are on file and available for public review at the Chula Vista Planning & Building Department, Public Services Building, 276 Fourth Avenue, Chula Vista, CA 91910.

Any comments on this Initial Study must be presented in writing to the Environmental Review Coordinator, 276 Fourth Avenue, Chula Vista, CA 91910, prior to 5:00 p.m. on May 26, 2006.

If you have any questions or comments on this Initial Study, please call Maria C. Muett, Associate Planner, in the Planning and Building Department at (619) 585-5747.

Project Description:

Hilltop Terrace Retail Center - The project proposal consists of a commercial retail development that includes two one-story retail shops of 5,898 square-feet on a vacant portion (.64-acre) of an adjacent developed commercial retail center and gas station. The proposed project includes 29 parking spaces. The adjacent retail center contains 38 parking spaces. Onsite improvements include landscaping, perimeter and retaining walls, paved parking lot over existing double box culvert, security lighting and other amenities. The project site contains the CN (Commercial Neighborhood) Zoning and CR (Retail Commercial) General Plan land use designations. The City project permitting requires Design Review Permit with Design Review Committee review and Zoning Variance review by the Zoning Administrator.

Project Location: 409 Telegraph Canyon Road

Project Applicant: Hilltop Terrace Retail Center

Marilyn R.F. Ponseggi  
Environmental Review Coordinator

May 16, 2006  
Date

Case Number: IS-04-033

